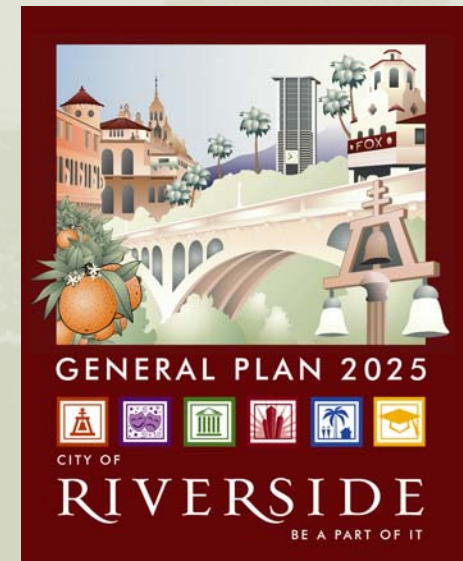


CITY OF RIVERSIDE

PROPOSED ZONING CODE

City Planning Commission

April 7, 2005



ZONING CODE UPDATE: PURPOSE

- ❖ Create a user-friendly and modern document
- ❖ Review appropriateness of existing zones
- ❖ Analyze appropriateness of existing processes
- ❖ Incorporate smart growth principles
- ❖ Ensure consistency with General Plan

REVISED ZONING CODE STRUCTURE

- ❖ Logical reorganization into topical categories
- ❖ Ten Articles, each devoted to a general topic
- ❖ Each Article is composed of Chapters



ARTICLE I – ZONING CODE ENACTMENT & APPLICABILITY

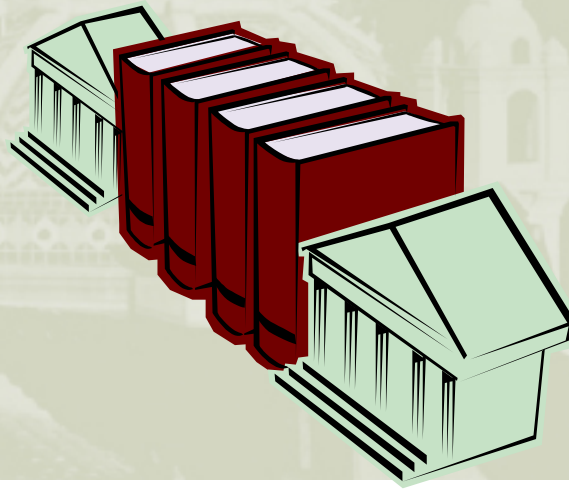
❖ Establishes Cutoff for Enforcement of New Rules on Development Applications

Completed applications, prior to
effective date of the Proposed Zoning
Code, are subject to rules of the Existing
Zoning Code

ARTICLE II – ZONING CODE

ADMINISTRATION, INTERPRETATION & ENFORCEMENT

- ❖ Legal Background and Basis for the Zoning Code Update
- ❖ Codifies Current Practices for Interpretation of the Code



ARTICLE III – ZONING CODE NONCONFORMING PROVISIONS

This Article establishes:

- ❖ when a lot, structure or use becomes nonconforming
- ❖ when nonconforming rights are lost
- ❖ the processes for expanding a nonconforming lot structure or use

ARTICLE III – ZONING CODE NONCONFORMING PROVISIONS

Proposed changes to the Nonconforming provisions include:

- ❖ No longer includes shortening the length of time a nonconforming use can be discontinued before losing nonconforming status from 180 days to 90 days.

ARTICLE III – ZONING CODE NONCONFORMING PROVISIONS

Proposed changes to the Nonconforming provisions include: continued

- ❖ Creating a process where the City Council or City Planning Commission could consider revoking nonconforming rights
 - ❖ Only for the most egregious cases
 - ❖ Will require a public hearing
 - ❖ Findings will be required

ARTICLE III – ZONING CODE NONCONFORMING PROVISIONS

Proposed changes to the Nonconforming provisions include: continued

- ❖ Permitting the expansion of a nonconforming commercial use through a *Minor Conditional Use Permit* rather than a full *Conditional Use Permit*

ARTICLE IV – ZONING CODE GENERAL ZONING PROVISIONS

❖ This is the Article where the Zoning Map is incorporated into the Zoning Code

ARTICLE IV – ZONING CODE

GENERAL ZONING PROVISIONS

SINGLE FAMILY RESIDENTIAL ZONES

Existing Zone

HR – Horse Ranch =

RC – Residential Conservation =

RA – Residential Agriculture =

RA-2 – Residential Agriculture =

RA-5 – Residential Agriculture =

RR – Rural Residential =

R-1-130 =

R-1-125 =

R-1-100 =

R-1-80 =

R-1-65 =

RL – Residential Livestock Overlay – No Change *

* Originally proposed for deletion

New Zone

RE – Residential Estate (New)

RC – Residential Conservation

RE – Residential Estate (New)

RA-2 – Deleted (no properties with this zone)

RA-5 – Residential Agriculture

RR – Rural Residential

R-1-1/2 acre

R-1-13000

R-1-10500

R-1-8500

R-1-7000

ARTICLE IV – ZONING CODE

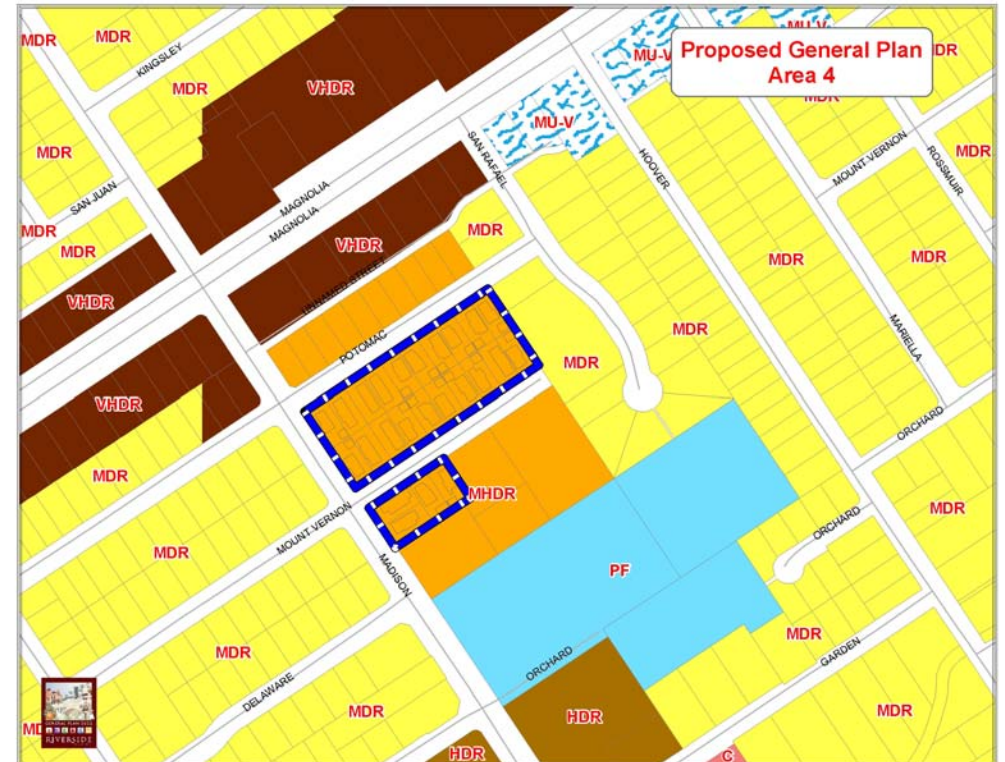
GENERAL ZONING PROVISIONS

TWO-FAMILY RESIDENTIAL ZONE

R-2 – Two-family – Proposed for deletion with all properties rezoned to R-1-7000

- ❖ Except that the properties at Mt. Vernon and Madison (as shown on the next exhibit) are recommended for the R-3-1500 Zone
- ❖ All legal existing duplexes are proposed to be permitted in the R-1-7000 Zone

ARTICLE IV – ZONING CODE GENERAL ZONING PROVISIONS



RIVERSIDE GENERAL PLAN 2025 PROGRAM

ARTICLE V – ZONING CODE

BASE ZONES & RELATED USE & DEVELOPMENT PROVISIONS

- ❖ **Permit all legal existing duplexes in the R-1-7000 Zone, subject to the following provisions:**
 - ❖ The units shall be legally established in the R-2 Zone prior to the adoption of the new Zoning Code
 - ❖ Expansion of the units is permitted subject to compliance with the development standards of the R-1-7000 Zone
 - ❖ If one or both units are destroyed, they may be rebuilt within a period of one year

ARTICLE V – ZONING CODE

BASE ZONES & RELATED USE & DEVELOPMENT PROVISIONS

❖ **Permit all legal existing duplexes – continued**

- ❖ Occupancy is limited to one family per dwelling unit (i.e., two-families in one duplex)
- ❖ Construction of new duplexes is not permitted
- ❖ Second Dwelling Units (19.480) are not permitted with existing duplexes

(See Supplemental Staff Report #2 (Revised)
dated March 10, 2005)

ARTICLE IV – ZONING CODE

GENERAL ZONING PROVISIONS

MULTI-FAMILY RESIDENTIAL ZONES

Existing Zones

R-3 – Multi-family =
R-3-20 – Multi-family =
R-3-R – Multi-family =
R-3-30 – Multi-family =
R-3-40 – Multi-family =
R-3-H – Multi-family =

New Zones

R-3-1500
R-3-2000
R-3-2500
R-3-3000
R-3-4000
R-4 (New) – Density
lowered from 54 du/ac
to 40 du/ac (there are
no properties with this
Zoning at this time)

ARTICLE IV – ZONING CODE

GENERAL ZONING PROVISIONS

OFFICE AND COMMERCIAL ZONES

Existing Zones

RO – Restricted Office =

P – Parking =

CO – Commercial Office =

New Zones

O – Office

Proposed for deletion (all P zoned properties rezoned to appropriate zones)

Proposed for deletion (these properties proposed for BMP, CR & O as appropriate)

ARTICLE IV – ZONING CODE

GENERAL ZONING PROVISIONS

OFFICE AND COMMERCIAL ZONES

Existing Zones

C-1 – Neighborhood Shopping Center =

C-1-A – Community Shopping Center =

CL – Commercial Limited =

C-2 – Restricted Commercial =

C-3 – General Commercial =

NC – Neighborhood Commercial Overlay – Proposed New Overlay Zone

New Zones

CR-NC – Commercial Retail and Neighborhood

Commercial Overlay Zone

CRC – Regional Shopping Center (one is proposed for CR Zone)

Proposed for deletion (these properties proposed for CR-NC)

CR – Commercial Retail

CG – Commercial General

ARTICLE IV – ZONING CODE

GENERAL ZONING PROVISIONS

INDUSTRIAL ZONES

Existing Zones

MP – Manufacturing Park =

M-1 – Light Manufacturing =

M-2 – General Industrial =

AI – Air Industrial =

AIR – Airport =

BP – Business Park Overlay
Zone =

New Zones

BMP – Business & Manufacturing
Park

BMP – Business & Manufacturing
Park, I – Industrial & PF – Public
Facilities

BMP – Business & Manufacturing
Park, I – Industrial, Public
Facilities & R-1-7000

(no properties with this Zoning)

AIR – Airport

(rezoned to parent parcel
Zoning)

ARTICLE IV – ZONING CODE

GENERAL ZONING PROVISIONS

OTHER ZONES

Existing Zones

WC – Water Course =

FP – Floodplain =

RWY – Railway =

O – Official =

D – Design Review Overlay =

S – Height Overlay =

X – Building Setback Overlay
=

SP – Specific Plan Overlay =

DSP – Downtown Specific
Plan =

New Zones

Converted to an Overlay Zone

Proposed for deletion

(properties rezoned to parent
parcel Zoning)

RWY – Railway

PF – Public Facilities

Proposed for deletion

S – Height Overlay

X – Building Setback Overlay

SP – Specific Plan Overlay

DSP – Downtown Specific
Plan

ARTICLE IV – ZONING CODE GENERAL ZONING PROVISIONS

NEW ZONES

MU-N – Mixed Use Neighborhood

MU-V – Mixed Use Village

MU-U – Mixed Use Urban

AP – Airport Protection Overlay Zone

CS – Commercial Storage Overlay Zone

MH – Mobile Home Park Overlay Zone

ARTICLE V – ZONING CODE

BASE ZONES & RELATED USE & DEVELOPMENT PROVISIONS

❖ This Article establishes basic standards for each Zone

-Easy to Read Tables by Zoning Category

-Graphics to depict details more clearly

ARTICLE V – ZONING CODE

BASE ZONES & RELATED USE & DEVELOPMENT PROVISIONS

- ❖ Updated Permitted Use Table is Provided at the end of the Chapter

-The Table is unique in showing all Zones and all uses in one table with extensive hyperlinks to other areas of the Municipal Code that are also applicable

- ❖ Standards largely remain intact with some notable exceptions that will be covered

ARTICLE V – ZONING CODE

BASE ZONES & RELATED USE & DEVELOPMENT PROVISIONS

- **Residential Zones**

- Flexible Yard Setbacks in R-1 Zones
 - Incentives to promote garages to be set back further than the dwelling portion of the house
 - More flexible side and rear setbacks. Maintain separation but with flexibility
- New R-3 and R-4 Standards Include:
 - Revised common usable open space standards for apartments
 - Standards shown in draft are on low side and are proposed to be increased
 - Specific amenities required for apartments based on size of development

ARTICLE V – ZONING CODE

BASE ZONES & RELATED USE & DEVELOPMENT PROVISIONS

- **Residential Zones**

- New R-3 and R-4 Standards Include (cont'd):
 - Standards for apartments have been revised to eliminate need for multiple variances for:
 - number of garages – 100% reduced to 40%
 - complicated formula for distance between buildings eliminated – flat 15 feet of separation
 - height variances – development of 3 acres or greater, up to 60% of the units may be in buildings up to 3 stories
 - recreational vehicle parking

ARTICLE V – ZONING CODE

BASE ZONES & RELATED USE & DEVELOPMENT PROVISIONS

- **Residential Zones – continued**

- Minimum lot size increased to one acre to discourage small lot apartment development
- Site Plan Review Permit required for all R-3, R-4 development (Currently, Planned Residential Development Permit required for R-3 development only over 3 acres)

ARTICLE V – ZONING CODE

BASE ZONES & RELATED USE & DEVELOPMENT PROVISIONS

In Exhibit 2 of the original staff report dated February 17, 2005 some changes are recommended to the Residential Zone Provisions:

ARTICLE V – ZONING CODE

BASE ZONES & RELATED USE & DEVELOPMENT PROVISIONS

- ❖ Increase the common open space requirements in the R-3 and R-4 Zones from 250-square-feet to 500-square-feet per unit, Table 19.100.070 – Open Space Standards: Multi-Family Residential Zones (Page V-10). This reflects recent experience with apartment development, and is necessary to insure provisions of adequate common open space

ARTICLE V – ZONING CODE

BASE ZONES & RELATED USE & DEVELOPMENT PROVISIONS

- ❖ Revise the setback requirements for front porches found in 19.100.060 C 1 (Page V-8) to an average depth of 8-feet by a width of 10-feet as opposed to a minimum dimension of 6-feet by 10-feet

ARTICLE V – ZONING CODE

BASE ZONES & RELATED USE & DEVELOPMENT PROVISIONS

- ❖ Under Section 19.100.080 (Page V-12) there should be a paragraph added requiring a cursory review of building elevations through the Plan Check process for infill development in all residential zones to insure compatibility with the neighborhood

ARTICLE V – ZONING CODE

BASE ZONES & RELATED USE & DEVELOPMENT PROVISIONS

- ❖ How are the uses permitted in the existing residential zones different than those permitted in the proposed residential zones?

CITY OF RIVERSIDE

PROPOSED ZONING CODE

